

Protecting Montana's Open Landscapes

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September 21, 2018

Cascade County Planning Attn: Alex Dachs 121 4th St. N., Ste 2H Great Falls, MT 59401·2552

Dear Alex,

The Montana Land Reliance (MLR) is working with Richard and Janet Boyle on a potential conservation easement on their property which lies within Cascade County. Enclosed is a project write up and a draft copy of the proposed easement document. The terms as stated in the easement document are those that have been negotiated with the landowners as of this date and should be considered in your review. The language of the easement may be modified somewhat before it is signed, but the changes, if any, should not be significant.

As you know, The Montana Land Reliance is a qualified, tax-exempt, private land trust. Montana law (76-6-101) requires that the county planning authority review proposed conservation easements prior to recording. The county is asked to review this easement in order to comment upon the relationship of the easement to comprehensive planning in the area. The landowners would like to complete this donation as soon as possible. If the Planning Board/Commissioners could review this at their earliest convenience, it would be greatly appreciated. Thank you!

Upon completion of your review, please notify me in writing at: <u>Montana Land Reliance, P.O. Box 355, Helena, Montana 59624</u> or via email: <u>lois@mtlandreliance.org</u> with any comments and/or concerns in regard to this potential easement donation.

If you need any further information or have any questions, please don't hesitate to contact me in MLR's Helena office. If you would like a representative from MLR to attend the meeting, that can be arranged as well.

Regards,

Lois Delger-DeMars Managing Director

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BOYLE PROPERTY

This project was originally scored and approved by staff and the MLR Board of Directors in 2014. The landowners couldn't get a mortgage subordinated and MLR was unable to finalize the project. Recently, the owners have refinanced or paid off one of their mortgages and would like to complete the conservation easement on their 120 acre property.

The landowners, Jan and Rick Boyle, would like to donate a conservation easement on their 120-acre property in Cascade County. The property is located 1 mile east of Simms and 30 miles west of Great Falls. The land is used for grazing and hay production and provides habitat for upland game birds and deer. It is fairly level with a couple of cottonwood stands and two irrigation canals bisecting the property. The property is easily viewed from Highway 200 and has great views of the Sun River Valley, Crown Butte, and Shaw Butte.

Human Development:

Existing:

- One residence that is used by the owners.
- A second residence is used as a shop.
- Two other agricultural structures located near the existing residence.

Permitted:

- Allow for the remodel and renovation of the existing residences (2 including the shop) and unlimited agricultural structures in a 5-acre building envelope.
- One additional residence in a separate 2-acre building envelope that is not sited at this time.
- Property would transfer in two (2) parcels.

Relationship to MLR Goals:

The property is within 2 miles of existing MLR's Harding (2004) and Skogen (2014) easement properties. With the close proximity to Highway 200, this property could easily be subdivided in small parcels.

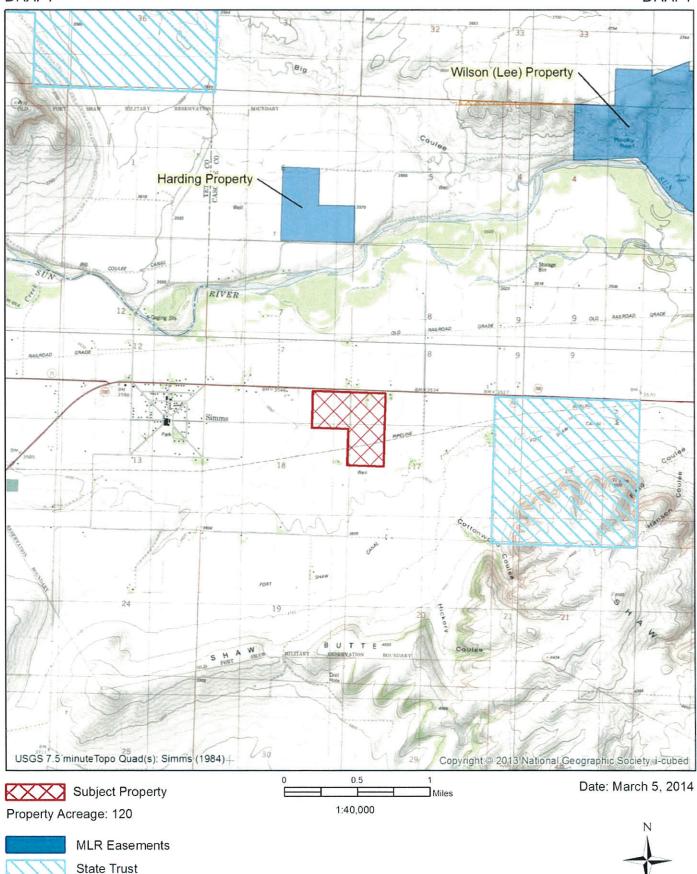
Relationship to IRS Code:

The property is visible to the public traveling Highway 200. The landowners do not intend to seek a tax deduction for the property.

Relationship to MLR Resources:

Staff is requesting this project as a Special Protection Project with the project costs coming out of the Land Protection Fund. The costs will be low as the landowners are not seeking a tax deduction.

Staff contact for the project is Jay Erickson.



BOYLE PROPERTY

